

# Minutes of the MISCA Trustees' meeting, Monday, February 23<sup>rd</sup>, 2026

approved 3.24.26

**Present by Zoom:** Nick Cennamo, Jon Floyd, Mary Weber, Lisa Brackett, Marc Giroux, (trustees)  
Melissa Dudek (treasurer), Richard Farrell (secretary), Mitch Wander, Amelia Acconciamesa, Mia Boynton, Laura Desmond, Rebecca Bass, Danik Farrell, Melanie Way, Stew Way, Sierra Brock, Elizabeth Dudley, Alex Zipparo, and Tobey Levine.

**The trustees accepted the draft minutes of January 20<sup>th</sup>, 2026 and approved the treasurer's report.**

## **Summary of the treasurer's report:**

Income	\$2,345
Expenses	\$2,051
MISCA Account	\$63,113
Money Market Account	\$160,190
MCRF	\$29,661
Buy Back CD	\$97,772
New Projects CD	\$15,282

## **Old Business**

**Meadow Lots:** Mia reported that the Androscoggin Bank had announced "preliminary approval" for their loan. Marc noted that he believes the bank is interested in future work with MISCA.

**Store:** Lisa reported that the store's water has passed a potability test. She added that Maura suggests a new bolt lock that can be secured with a key code – and further suggests looking into a photovoltaic installation to reduce the cost of electricity (which is one of the major costs to the store). Elizabeth Dudley offered to keep an eye out for grant opportunities.

**MICA building:** Nick reported that there has been an offer to purchase some of the laundromat's equipment.

**Fundraising:** Mel noted that a fundraising meeting was scheduled for the next day.

**Community Relief Fund:** no applicants last month.

**Monhegan Associates (MAI):** Jon reported that MAI's Lands Committee has recently discussed giving MISCA property in (or that could be within) the Development Zone. The committee has identified five potential areas, relying on MISCA to pick the most likely area and expecting MISCA to consult with

**Monhegan Associates, continued:**

the Maine Land Use Planning Commission (LUPC) about appropriate zoning and regulations. Several of the trustees met with Alex Zipparo of the Lincoln County Planning Office. During that meeting Alex suggested working with the Genesis Fund (which in 2002 provided the loan enabling MISCA's purchase of the MICA building).

Alex added that the Genesis Fund is like a bank for affordable housing, offering low interest loans. An arm of the Fund helps with plans for community projects. Alex suggested that LUPC's planning department might be eager to help facilitate affordable housing on Monhegan. Monhegan Plantation's recent grant from Lincoln County hired the Midcoast Council of Governments (MCOG) to work with LUPC on finding new areas on the island for affordable housing (like the ones identified by MAI).

***New Business:***

**Odom Lots:** Nick reported that there have been responses to the RFP. The trustees will need to decide on a bidder soon so work can begin in the spring. After that there will need to be discussions with LUPC to decide the best options for affordable houses.

**Other New Business:** Stew Way asked about a schedule for septic tank pumping. Mary noted that the Looks and the Store/Way house tanks were last pumped in 2023. Nick will look into making a schedule.

Lisa suggested confirming to people that owners of MISCA houses or condos are reimbursed for their maintenance and improvements through a formula (in the Affordable Housing Covenants) that raises the resale value of the property. (Mel and Stew noted that they keep a record of maintenance and improvements to their house and what those cost.) Marc added that this would be a good topic for the next MISCA newsletter. Jon noted that Pamela Rollinger has offered to proof any description of MISCA history and procedures.

**Next Meeting:** *scheduled for Tuesday, March 24<sup>th</sup> at 5:00 p.m. by Zoom*